

Osmond, Gary

From: Panza, Yacklin
Sent: 11 October 2024 14:11
To: Osmond, Gary
Subject: RE: [DC/24/97445] JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gary,

Apologies for not replying earlier. I got confused about the conditions. I'm just breaking them down for clarify:

Condition 4a – preliminary risk assessment/ desk study: discharged

Condition 4b – site investigation: discharged

Condition 4c and 4d: Remediation Strategy and Verification Plan: discharged.

Including additional gas protection details provided (latest Details- Substructure Plans) along with the Wilson Bailey (May 2024). Remediation Strategy and Verification Plan

Condition 5 – verification report (post-construction): not discharged.

In conclusion, I can confirm I'm happy to recommend the discharge of condition 4a-d.

A separate verification report needs to be submitted for the discharge of 5, which should include details described in the Remediation Strategy and Verification Plan report mentioned above.

I trust the above information is of assistance. If you have any further queries, please do not hesitate in contacting us.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: Tuesday, October 1, 2024 2:21 PM
To: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Subject: RE: [DC/24/97445] JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Thanks Yacklin,

Sorry me again. I just want to get this right in my head. Whilst you are happy with the details provided in relation to condition 4a-c, you still need the additional details in relation to what the verification report will provide, i.e. 4d? My understanding is that the verification report required by 4d is to set out how final verification will be provided, which is different to the completion report needed for condition 5.

This means that I still cannot fully discharge condition 4, and in turn means that construction work cannot commence yet. Am I right?

Regards,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490

From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>

Sent: Friday, September 27, 2024 3:41 PM

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Subject: RE: [DC/24/97445] JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Hi Gary,

Hope you are well.

As previously mentioned, the Wilson Bailey 'Remediation Strategy and Verification Plan' (May 2024) indicates:

5.2 Ground Gas Protection Measures for New Buildings

A requirement for gas protection measures has been established on the basis of the appended Gas Risk Assessment.

Ground gas protection measures are therefore required to be installed in accordance with the requirements of CS2 (BS8485) with independent verification in accordance with CIRIA C735.

Copies of product data sheets, installation verification inspection sheets and photographic records will be collated and included as part of the Verification Report.

As the development at this site progresses it is anticipated that a phased approach to plot validation will be taken, whereby selected plots will be inspected as and when they are ready and groups of plots may be reported separately. The verification report for each plot will however be provided prior to the occupation of each plot, even if the clearance of any contaminated land related planning conditions can only be achieved upon completion of the verification to all plots.

My previous comments related to no details were provided how CS2 conditions are to be achieved. I acknowledge that detail floor plans (dated July 2024) were submitted to show gas measures have been incorporated into the design; and it could be inferred from those that they satisfy CS2 condition by construction of passively ventilated sub floor voids (1.5-2.5 score), and installation of gas protection membranes (2.0 score), etc. Even though I would like this to be referenced in the RMS, I am happy to partially discharge Condition 4 (a), (b) and (c) of F/21/91686, with a subsequent verification report to be submitted and approved by the local authority to discharge part (d). The verification report must include details on the installation of the capping system for private gardens and public soft landscaping, services trenches backfilled with clean soils, installation of gas measures in accordance with CS2 conditions as per specification on the submitted plans, and any findings from watching brief during ground works.

I trust the above information is of assistance. If you have any further queries, please do not hesitate in contacting me.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Sent: Thursday, September 26, 2024 2:51 PM

To: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>

Subject: FW: [DC/24/97445] JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Yacklin,

Do you have to have the gas membrane details included within the remediation strategy? If the strategy which has already been provided is acceptable, can we not discharge the condition based on this and the gas membrane drawings?

Many thanks,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490

From: Jane Carrington <Jane.Carrington@foremanhomesltd.co.uk>

Sent: Wednesday, September 25, 2024 2:56 PM

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Subject: RE: [DC/24/97445] JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN

No worries Gary – and thank you, that's good news, but do I really need to put them in the remediation strategy? It would make for a very big document!

Can you not just approve the plans along side the strategy? It would still be enforceable?

Thanks

Jane

Jane Carrington

Technical Planner

DD: 01489 319381

Please note my normal working days are Monday to Thursday.



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From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: 25 September 2024 14:35
To: Jane Carrington <Jane.Carrington@foremanhomesltd.co.uk>
Subject: FW: [DC/24/97445] JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Hi Jane,

Sorry for not forwarding this to you earlier. Yacklin is now happy with the details provided but wants to see them included in an updated version of the Remediation Strategy. Is this something you can get sorted out? I can then discharge condition 4.

Regards,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management
023 8068 8490



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

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From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Sent: Monday, September 9, 2024 4:20 PM
To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Subject: RE: [DC/24/97445] JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Good afternoon Gary,

Apologies on the late response.

I have reviewed the additional information provided by the applicant in relation my previous comments on gas protection measures. The Details- Substructure Ground Floor External Wall Junction Extra Courses of Brickwork Plans show a combination of elements to achieve the required points in accordance with the BS8484:2015 guidance, including gas membrane, ventilated floor voids with passive ventilation (periscopic vents and air bricks). This approach is acceptable; however, we recommend these details be included in the Remediation Strategy and the updated version to be submitted to us for final review in order to discharge condition 4 of planning F/21/91686.

I trust the above information is of assistance. If you have any further queries, please do not hesitate in contacting me.

Best regards,

Yacklin

Yacklin Panza
Pollution Control Specialist
Planning & Environment - Pollution
Ext.: 8058
Mobile: 07557 327776

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: Monday, August 19, 2024 12:34 PM
To: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Subject: FW: [DC/24/97445] JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Hi Yacklin,

Does the attached address the issues raised?

Thanks,

Gary Osmond
Principal Planning Officer
Planning & Environment - Planning/Development Management
Ext.: 8490

From: Jane Carrington <Jane.Carrington@foremanhomesltd.co.uk>
Sent: Monday, August 19, 2024 11:51 AM
To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Subject: RE: [DC/24/97445] JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Good morning Gary,

Apologies for the delay, but please find attached gas membrane details to address Yaklin's comments below.

I hope this allows for the condition to be discharged.

Kind Regards

Jane

Jane Carrington
Technical Planner

DD: 01489 319381

Please note my normal working days are Monday to Thursday.



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From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: 06 June 2024 09:22
To: Jane Carrington <Jane.Carrington@foremanhomesltd.co.uk>
Subject: FW: [DC/24/97445] JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Morning Jane,

Please see the response from my Environmental Health colleague Yacklin. As you will see she has raised a few issues and queries. Could I ask you to please pass onto your contamination consultant to address.

Regards,

Gary Osmond
Principal Planning Officer
Planning & Environment - Planning/Development Management



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

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Eastleigh Borough Council

From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Sent: Wednesday, June 5, 2024 6:17 PM
To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Subject: [DC/24/97445] JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Good afternoon Gary,

Thanks for consulting the Pollution Team on the application DC/24/97445 for the discharge of condition 4 (site remediation) of F/21/91686 for the construction of 105 dwellings together with access from Toynbee Road, associated parking, public open space and landscaping following the demolition of existing buildings at the site known as JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN.

The following reports were provided and reviewed as part of the above application:

- Wilson Bailey Letter Report (08/05/2024). Proposed development at Toynbee Rd, Eastleigh, SO50 9DH.
- Wilson Bailey (08/05/2024). Remediation Strategy and Verification Plan
- Soils Ltd (March 2024). Ground gas risk assessment at Site off Toynbee Road, Eastleigh, Hampshire SO50 9DN. Reference 17587/GGRA/Rev1.0
- Soils Ltd (June 2019). Main Investigation Report at Site off Toynbee Road, Eastleigh, Hampshire SO50 9DN. Reference 17587/MIR

Please see my comments below:

The Main Investigation Report (Soils, 2019) indicates the presence of made ground over 4.00m bgl, and laboratory results indicates the presence of hotspots at locations WS4, WS5 and WS15 (exceedance on PAHs between 0.10 to 0.45mbgl) and WS6 slightly exceedance in arsenic, which was considered an outlier. Further investigation was recommended.

The Ground Risk Assessment (Soils, 2024) indicates that there are some concentrations of CO2 above 5%, and therefore CS2 conditions applied. However, it is noted that the monitoring wells are not equally distributed across the entire site (BH1, WS1 and WS13 located to the west boundary of the site and WS8 to located at the northeast corner of the site. Due to the thickness of made ground, I consider this assessment is not fully representative of the ground gas conditions of the entire site. In addition, according to the UK Radon map, the site is located within an area of maximum radon potential of 3-5%, but the radon risk has not been considered in the assessment. No groundwater samples were collected for laboratory analysis even though a moderate risk of migration to deep aquifer was identified in the conceptual site model.

The supplementary ground assessment undertaken by Wilson Bailey (May 2024) comprised 16 trial pits. Made ground was encountered in all locations between 0.20 to final excavation depth of 2.50m bgl. Laboratory analysis of the soil samples collected during the investigation shows that there are exceedances of lead concentrations at locations TP5, TP7 and TP10 between depths of 0.25 to 2.25mbgl, and PAH at location TP13

at 0.25m bgl. I do not consider the results to be outliers as there is justification of the presence of contamination of soils due to site history. Having said that, I agree that a remediation strategy is required for the site, to ensure appropriate measures are necessary for the soft landscaping areas to minimise the risk from unpredicted contamination.

The remediation strategy produced by Wilson Bailey (May 2024) comprises:

- Installation of a 600mm capping system for private gardens and 450mm for soft landscaping.
- Services trenches to be backfilled with clean soils.
- Watching brief during ground works.
- Installation of gas measures in accordance with CS2 conditions. There is no reference of how this level of protection will be achieved in accordance with the BS8484:2015 guidance – Table 4 (i.e. type A building and CS 2 conditions require 3.5 gas protection score points).

Based on the considerations above, I do not recommend the discharge of condition 4 of planning F/21/91686

I trust the above information is of assistance. If you have any further queries please do not hesitate in contacting me.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

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